



R&B

12, St. Helens Road,
Overton, Morecambe, LA3
3HY

12, St. Helens Road, Overton, Morecambe

The property at a glance

2  2  1 

- Exceptional Semi Detached Property
- Two Bedrooms
- Two Bathrooms
- Private Rear Garden
- Spacious Rooms Throughout
- Balcony with Extensive Views
- Detached Garage and Off Road Parking
- Tenure Freehold
- Council Tax Band: TBC
- EPC Rating:

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£325,000

Get to know the property



Nestled on St. Helens Road in the charming area of Overton, Morecambe, this delightful detached house offers a perfect blend of modern living and comfort. With generously proportioned rooms throughout, this property is ideal for families or those seeking extra space.

As you enter, you will be greeted by spacious rooms that create an inviting atmosphere throughout the home. The fully integrated kitchen is a standout feature, providing ample space for a large dining table, making it perfect for entertaining friends and family. The modern en suite bathroom adds a touch of luxury to the master bedroom, ensuring privacy and convenience.

One of the highlights of this property is the balcony, which boasts extensive views, allowing you to enjoy the picturesque countryside surroundings. The private rear gardens offer a tranquil retreat, perfect for relaxing or hosting outdoor gatherings. Additionally, the detached garage provides valuable storage space, while the property benefits from parking for multiple cars, ensuring convenience for residents and guests alike.

This detached house is not just a home; it is a lifestyle choice, offering both comfort and practicality in a desirable location. With its modern amenities and spacious layout, it is an opportunity not to be missed. Whether you are looking to settle down or invest, this property is sure to impress.

Ground Floor

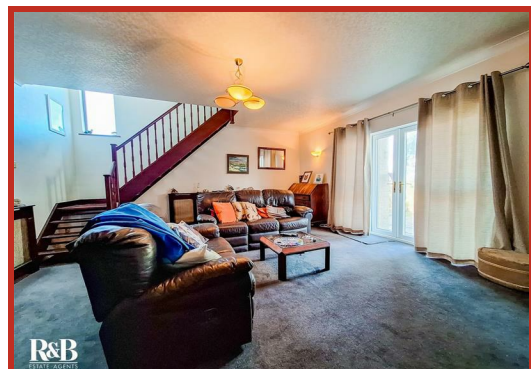
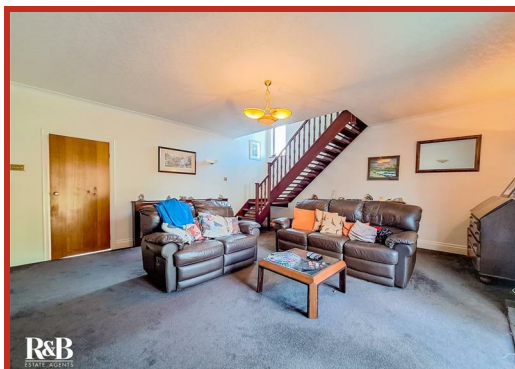
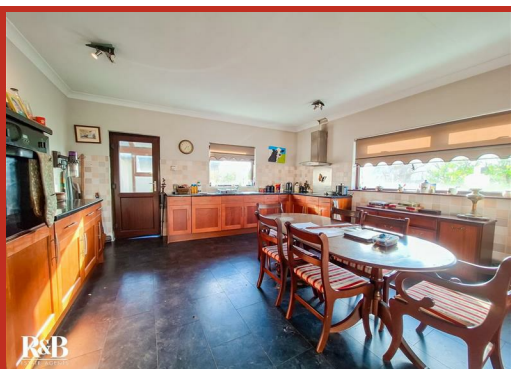
Entrance Porch

UPVC entrance door and frosted double doors to hall.

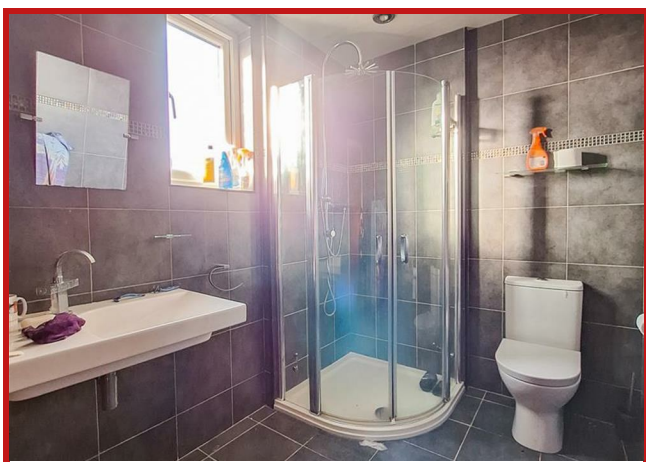
Hall

10'2" x 8'6"

UPVC double glazed window, two central heating radiators, ceiling rose, coving, access to crawl space, decorative archway, thermostat, laminate flooring, doors to bedroom one, lounge, kitchen, bathroom and boiler cupboard housing conventional boiler and hot water cylinder.



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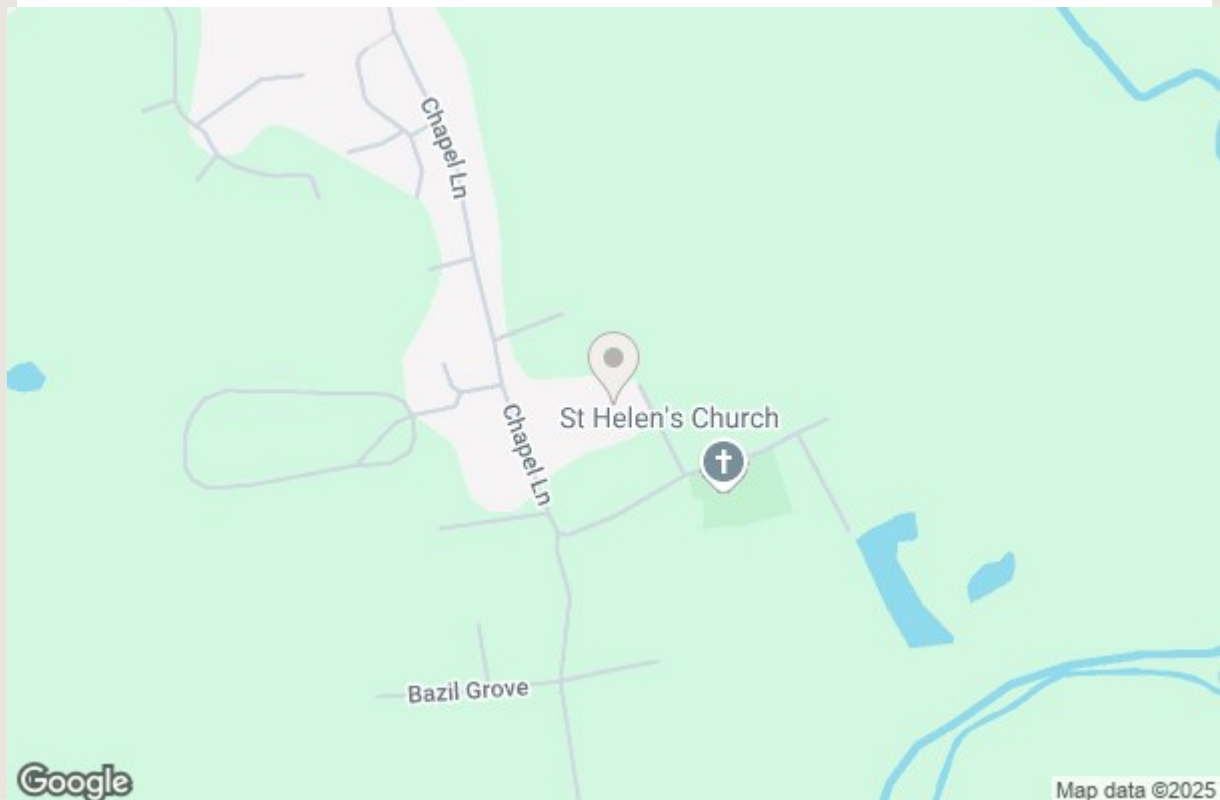
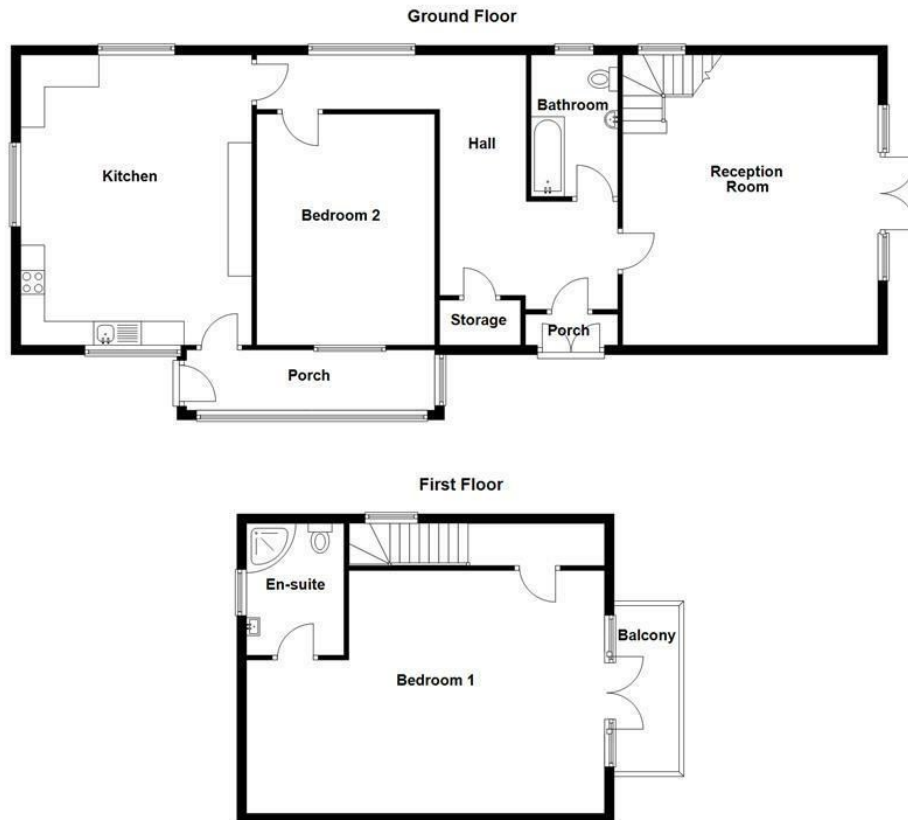
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Take a nosey round



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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	